



Document 2022 2502

Book 2022 Page 2502 Type 03 001 Pages 2

Date 8/23/2022 Time 11:58:05AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 321 DOV# 313

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

~~\$35,000.00~~

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

¹
Taxpayer Information: Hargin Construction, Inc., 710 W. Filmore, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Gary W. Emmert and Nancy T. Emmert

Grantees: Hargin Construction, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Five Thousand Dollar(s) and other valuable consideration, Gary W. Emmert and Nancy T. Emmert, husband and wife, do hereby Convey to Hargin Construction, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Northwest Development Plat One (1) to the City of Winterset, Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

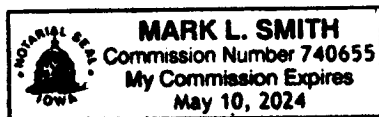
Dated: 8/23/2022

Gary W. Emmert
Gary W. Emmert, Grantor

Nancy T. Emmert
Nancy T. Emmert, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/23/2022 by Gary W. Emmert and Nancy T. Emmert.



Mark L. Smith
Signature of Notary Public